



Planning Commission Regular Agenda

COUNCIL CHAMBERS
NOVEMBER 17, 2011
7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES August 4, 2011 Workshop
August 4, 2011 Public Hearing
October 6, 2011 Workshop

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEM

CUP11-02: A request by Earl, Curley, and Lagarde P.C., representing M-Glendalex No. 1 LLC, for a Conditional Use Permit to allow a thrift store in the C-2 (General Commercial) zoning district. The site is located at the southwest corner of 61st Avenue and Bell Road (6161 West Bell Road). Staff Contact: Remigio Cordero, Planner (Sahuaro District).

VI. OTHER BUSINESS

VII. OTHER BUSINESS FROM THE FLOOR

VIII. PLANNING STAFF REPORT

IX. COMMISSION COMMENTS AND SUGGESTIONS

X. NEXT MEETING: December 1, 2011

XI. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

In accordance with [Title 38](#) of the Arizona Revised Statute (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(2));
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or
- (iii) discussion of consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)).

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION WORKSHOP**

**CITY HALL
CONFERENCE ROOM 2A
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, AUGUST 4, 2011
6:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 6:00pm.

Commissioners Present: Chairperson Kolodziej (Yucca), Commissioner Petrone (Cholla), Commissioner Williams (Ocotillo), Commissioner Sherwood (Sahuaro), Commissioner Shaffer (Cactus) and

Commissioners Absent: Vice Chairperson Spitzer (Barrel) and Commissioner Larson (Mayoral)

City Staff Present: Tabitha Perry, Principal Planner, Jim Colson, Deputy City Manager, Jon Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Thomas Ritz, AICP, Senior Planner, and Diana Figueroa, Recording Secretary

Guests: Jon Paladini, Ron Rovey, Nick Wood, Noel Griemsmann, AICP

ITEM

Chairperson Kolodziej stated there is one item on the agenda. He called staff's presentation.

ZTA09-01: A request by the City of Glendale Planning Commission to amend Article 7 General Development Standards. The proposed changes, if adopted, would amend sections of the zoning ordinance pertaining to Freeway Billboard Signs. Staff contact: Thomas Ritz, AICP, Senior Planner (City-Wide).

Mr. Jon Froke, AICP, Planning Director, introduced the item and Mr. Jim Colson, Deputy City Manager.

Mr. Colson stated that staff has worked diligently to address the items that were brought forward at the previous Planning Commission meeting of June 2, 2011. Staff wants to ensure that neighborhoods are protected and staff will explain the Conditional Use Permit process that is being recommended. Mr. Colson said staff has worked closely with the interested parties in order lessen the impact. He stressed that staff is willing and would like to make this text amendment acceptable to all the involved parties.

Mr. Jon Froke, AICP, continued with staff's presentation displaying maps indicating the location of the Loop 101 north and south of Glendale Avenue. He stated there are two FBS located at the Loop 101 and Maryland Avenue, at Westgate adjacent to a hotel, and two located on the City's Park and Ride Lot located on the northwest corner of Loop 101 and Glendale Avenue. Mr. Froke

reminded that the signs located on these properties predate ZTA09-01 and these particular sites are zoned PAD.

Commissioner Sherwood asked if the City of Peoria has recommended or approved any regulations. Mr. Ritz stated no, Peoria has not defined the equivalent of freeway billboard signs. He said they had indicated there is preliminary interest in reviewing their city owned properties along the Loop 101. Their Sports Entertainment district would be the area near the baseball stadium.

Chairperson Kolodziej referred to the map in the PowerPoint presentation and questioned why FBS are not allowed in areas on the west side of the Loop 101 between Camelback Road and Glendale Avenue although they are indicating as being PAD zoned. Mr. Ritz explained there are multiple ownerships in these areas. He said there are no parcels that have the minimum required 1,000 distance proposed, therefore these areas would not qualify.

Commissioner Shaffer asked if there were any safeguards in place to prevent something similar to a "Las Vegas Experience". He added these signs are blight on the landscape. Mr. Froke indicated where the existing signs and proposed signs are to be located.

Mr. Froke continued his presentation by reviewing the most recent draft zoning text, which was distributed prior to the meeting.

Commissioner Shaffer referred to page 5, #8, and asked if the height of 80 feet could be reduced. Mr. Froke staff has done an analysis on heights and neighboring cities, however, the Planning Commission can recommend a height change.

Commissioner Sherwood questioned how north Loop 101 and south Loop 101 differ. Mr. Froke said that north was developed primarily residential, the proposed regulations were basically the same with the exception of the Conditional Use Permit requirement.

Mr. Froke concluded his review of the draft zoning text.

Commissioner Petrone stated the city is in favor of this proposal because it is attractive to commercial investors in the community. He said it must be a good source of revenue for the city. In addition, Commissioner Petrone said although interested parties indicated they are in favor of the proposal, however, he detects there is a difference of opinion in what is most suitable.

Commissioner Williams referred to Northern Parkway which a portion of the parkway is located in Peoria. He asked if staff has had discussions with the City of Peoria staff. Mr. Froke said staff had met with Peoria staff on another matter, and they had questions. He said staff can make contact with Peoria staff regarding this matter.

Commissioner Shaffer asked if the city receives sales tax from the income stream that the signs bring in. Mr. Colson said yes, that is his understanding. He said the City of Glendale would receive sales tax income from the sales from the companies advertised on the signs similar to any sales tax brought in by any other collected sales tax.

Commissioner Shaffer said billboards signs bring in a lot of money. He asked if the city collects sales taxes from the revenue of the signs produced for the roads. Mr. Colson said yes, at approximately 2.2%.

Commissioner Sherwood referred to page 3 regarding the separation requirement. He asked if this was included to circumvent a property owner from being allowed to place two FBS back to back. Mr. Froke said yes.

Commissioner Sherwood questioned the proposed 125,000 square foot of development as opposed to the 100,000 square foot of development which was suggested by an interested party. Mr. Ritz explained in previously approved PADs in this area, the 125,000 square feet development would be significant whereas 100,000 square foot development could be something similar to a super grocery store, which is not preferred in the Sports and Entertainment District. Mr. Colson added the 125,000 square foot requirement would ensure the type of development appropriate for the area.

Chairperson Kolodziej asked if a CUP is a requirement the Commission would have the opportunity for input. Mr. Colson clarified that is correct except for those signs proposed in the Sports and Entertainment District where they are allowed by right.

Commissioner Shaffer asked for the dynamics of a separation of 1,320 feet. Mr. Froke stated staff feels 660 feet of separation between signs is sufficient.

Commissioner Shaffer stated this is setting the tone for how Glendale presents itself. If one sign after another, followed by another is allowed, he felt this is not appropriate for the city and he is trying to raise the standard of living for the city. He said too many signs will devalue the city.

Chairperson Kolodziej asked for the lot size of the Glendale Park and Ride lot. Mr. Ritz stated it is approximately 30 acres.

There were no further questions.

OTHER BUSINESS

Commissioner Petrone disclosed that approximately one week after the June 2, 2011, Planning Commission workshop and meeting, Mr. Ron Rovey contacted staff indicating he wished to speak with him. With staff's knowledge, Commissioner Petrone agreed to contact Mr. Rovey and listened to his concerns. Commissioner Petrone wished to bring this information before the Commission. There was no further contact with Mr. Rovey.

ADJOURNMENT

With no further business, the meeting adjourned at 6:50pm.

Respectfully submitted,

Diana Figueroa, Recording Secretary

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, AUGUST 4, 2011
7:00pm**

CALL TO ORDER

The meeting was called to order at approximately 7:07pm.

Commissioners Present: Chairperson Kolodziej (Yucca), Commissioner Shaffer (Cactus), Commissioner Williams (Ocotillo), Commissioner Petrone (Cholla), and Commissioner Sherwood (Sahuaro)

Commissioners Absent: Vice Chairperson Spitzer (Barrel) and Commissioner Larson (Mayoral)

City Staff Present: Tabitha Perry, Principal Planner, Jon M. Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Thomas Ritz, AICP, Senior Planner, Jim Colson, Deputy City Manager, and Diana Figueroa, Recording Secretary

APPROVAL OF MINUTES

Chairperson Kolodziej called for Approval of Minutes.

Commissioner Sherwood made a motion to approve the June 2, 2011, Workshop and Public Hearing minutes as well as the July 7, 2011 Workshop and Public Hearing minutes as written. Commissioner Petrone seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Kolodziej called for any withdrawals and/or continuances. There were none.

PUBLIC HEARING ITEM

Chairperson Kolodziej called for staff's presentation.

ZTA09-01: A request by the City of Glendale Planning Commission to amend Article 7 General Development Standards. The proposed changes, if adopted, would amend sections of the zoning ordinance pertaining to Freeway Billboard Signs. Staff contact: Thomas Ritz, AICP, Senior Planner (City-Wide).

Mr. Jon Froke, AICP, Planning Director, made the PowerPoint presentation. He said staff has provided the Commission with a substantial amount of information regarding studies on safety and FBS. In addition, he said there were inquiries received after the staff report was distributed. These inquiries were provided to the Commission for their information. He said FBS are allowed under certain criteria and zoning. Approval of this request will establish definitions, rules of construction, and some general criteria with respect to placement of FBS on Loop 101, Northern Parkway, and Loop 303.

Mr. Froke displayed maps indicating the freeways located in Glendale. He explained the areas both north and south of Glendale Avenue. He noted where the existing FBS are located.

Mr. Froke said this item was advertised in The Glendale Star on July 14 and notification postcards were distributed to those in the City of Glendale's Interested Parties list on July 15. He said the new FBS section ensures the Citizen Participation process through a Conditional Use Permit process.

He said Westgate was approved by a PAD zoning request in the 2001-2002 timeframe. Mr. Froke said Westgate is a destination with local appeal but also regional and national appeal with the sports and entertainment activities that occur at the arena and stadium.

Mr. Froke continued his presentation by reviewing the most recent draft zoning text, which was distributed prior to the meeting.

Chairperson Kolodziej asked the Commission for questions.

Commissioner Petrone stated he has received no positive feedback from his neighbors to this proposed ordinance. He verified that through the CUP process interested parties will be contacted and will be given the opportunity to respond. Mr. Froke said that is correct.

Commissioner Williams explained an issue in Illinois where the state requested the light color be changed on the billboards. Mr. Froke said details similar to the light color would be addressed in the Design Review process and staff would work with the applicant to resolve an issue of this nature.

Chairperson Kolodziej questioned if the height of the sign was basically at industry standard. Mr. Froke said yes.

Chairperson Kolodziej opened the public hearing.

Mr. Jon Paladini, 16438 North 56th Place, Scottsdale, said he was focused on one issue which is the development requirement. He said this kind of requirement is anti competitive. Mr. Paladini said the City's Park and Ride Lot derive tax revenue from the billboards. According to the information received from the City of Glendale through a Public Records Request, the city derives 33% of the gross revenue if the revenue from the board is higher than \$125,000 per a year. He said there appears to be an effort to protect the revenue stream. Mr. Paladini believes the development requirement is unfair and inequitable to other property owners as well as stifles a competitive environment. He questioned if it is fair for government to follow one set of rules while applying a different set of rules to other property owners. Mr. Paladini said at the time the billboards were installed at the Park and Ride Lot was zoned parking, yet was subsequently rezoned PAD. He is unsure how the parking lot qualified under a PAD. In addition, he said the billboard located on the southern side does not meet the 330 foot separation requirement. He concluded private property owners should be allowed to the same rights as the government can do on their property. He quoted Jim Colson by saying that staff was looking for a consistent, fair, and defensible ordinance. Mr. Paladini said this is inconsistent, unfair, and is indefensible in that it

favors the city's existing billboards over the ability of private property owners in the area to meet the same standards the city had to meet prior to its billboards being installed. He asked the Commission to recommend rejection to the City Council.

Dr. Kathleen Goeppinger, Arrowhead Ranch resident and president of Midwestern University, 19968 North 76th Avenue, Glendale, stated she is opposed to this request. She felt this ordinance is inappropriate as it supports billboards in a residential area. She said the monster billboards are a terrible distraction in areas where people live. Again, she stated she is opposed to this request. Dr. Goeppinger felt that even with the citizen participation process with a Conditional Use Permit there may not be enough community support to understand the proposal. She said the ordinance would need to preclude allowing these signs in and near residential areas.

Commissioner Petrone asked if there were any areas along the Bell Road Corridor where she felt the billboards are palatable. Dr. Goeppinger said the height was so extreme that the signs can be seen from so far away. She said she does not wish these signs to infringe on any neighborhood. She questions why these signs are needed. She wondered if the sole purpose is to make money for the person renting their land and make additional revenue for the billboard company, is it enough to place these signs in an area where and they will impact neighborhoods and traffic safety.

Ms. Suellen Brady-Nugent, 7609 West Escuda Drive, Glendale, stated she resides in a community which was constructed prior to the freeway being developed. She said if signs were allowed in this area they would be visible from her home and would be overpowering. Ms. Brady-Nugent said she is concerned this may be a safety issue and may confuse drivers. The highways already contain drivers that are texting and have road rage and she felt adding more distractions would be detrimental and she is very much opposed.

Mr. Ron Rovey, 7711 West Northern Avenue, Glendale, said his family has lived and farmed in the area for over 60-70 years. He said during this time his family has supported the City of Glendale in many ways. Mr. Rovey stated they own one half mile of frontage along the Loop 101. He questioned how the city can approve signs for itself and its partners and then use its power to regulate land use to impose requirements that essentially prohibit land owners from having the same rights as the city has. Why aren't the property owners allowed to derive revenues from their land as the city derives from its land. He said the FBS, located on the city's Park and Ride Lot, do not advertise any information relating to the Park and Ride Lot development. They are advertising general advertisements. He concluded by stating the proposed ordinance is unfair, inequitable, and prohibits competition for the benefit and in favor for the City of Glendale.

Chairperson Kolodziej closed the public hearing.

Chairperson Kolodziej asked the applicant if she had any closing comments.

Mr. Froke said this is a land use discussion not an economic discussion. He said many of the properties in the Sports and Entertainment District are zoned PAD with the Park and Ride Lot also being zoned PAD. He said staff feels this request is appropriate.

Chairperson Kolodziej asked if the one property was encompassed in the required notification area, would the homeowners association be notified as well. Mr. Ritz stated the notification process would include property owners, interested parties, and any affected homeowners associations. Mr. Froke added the notification area could be expanded if needed.

Commissioner Sherwood stated even with the Conditional Use Permit requirement which includes the citizen participation process, there may not be enough response from citizens whether in favor or opposed to these types of proposals.

With no comments from the Commission, Chairperson Kolodziej called for a motion.

Commissioner Shaffer made a motion to recommend approval of ZTA09-01 including staff's amendments. Commissioner Sherwood seconded the motion.

Commissioner Petrone disclosed that approximately one week after the June 2, 2011, Planning Commission workshop and meeting, Mr. Ron Rovey contacted staff indicating he wished to speak with him. With staff's knowledge, Commissioner Petrone agreed to contact Mr. Rovey and listened to his concerns. Commissioner Petrone wished to bring this information before the Commission. There was no further contact with Mr. Rovey.

Commissioner Williams stated he was concerned about the safety of these signs. He said the Minnesota Housing Department reached the conclusion that wherever there are billboards, there are more accidents. He said more crashes were noted when the signs contained neon. He stated he could not support this proposal.

Commissioner Shaffer proposed to make the following changes: page 2, #6, increase the separation to 1,320; item #8, sign height, change to 60 feet high from 80 feet; change width from no more than 50 feet to 40 feet; change the maximum area of the sign from 675 to 600 feet.

Commissioner Sherwood stated he still has concerns and would like to see additional information indicating where signs would be most appropriate for the community and safe.

Commissioner Petrone agreed with Commissioner Sherwood.

Chairperson Kolodziej thanked those in the audience for attending. He thanked the staff for all the information that was provided. He stated he doesn't notice any erratic driving due to the FBS along the sides of the freeways. Chairperson Kolodziej said he felt staff has compromised by offering the CUP for those that are not in PAD zoned properties. He stated he is in support of this amendment.

Mr. Froke stated that staff is recommending that this matter be continued to October 6, 2011, which will allow staff more time to work with residents and property owners.

Mr. Froke thanked the Chairman and Commission members. He said a lot of materials have been provided to the Commission. He said this is a complex issue as we discussed at workshop. A lot of the properties located in the Sports and Entertainment District have been zoned PAD for some

time. The Park & Ride lot, there has been a lot of discussion on that site over the summer. It is zoned PAD and one of the approved land uses on that PAD is a Freeway Billboard Sign, along the primary function as a park and ride lot. Mr. Froke stated staff appreciates the citizen comments over the past few days and the public testimony tonight.

Chairperson Kolodziej called for a motion.

Commissioner Petrone made the motion to continue ZTA09-01 to the Planning Commission meeting of October 6, 2011. Commissioner Williams seconded the motion, which was approved unanimously.

Ms. Deborah Robberson, Deputy City Attorney, stated this item will be discussed at the Planning Commission meeting of October 6, 2011.

OTHER BUSINESS

Chairperson Kolodziej called for Other Business.

Ms. Perry suggested that the Commission make a motion to vacate the September 1, 2011 Planning Commission Workshop and Public Hearing.

Commissioner Sherwood made the motion to vacate the meetings of September 1, 2011. Commissioner Petrone seconded the motion, which was approved unanimously.

OTHER BUSINESS FROM THE FLOOR

Chairperson Kolodziej called for Other Business From The Floor. There was none.

PLANNING STAFF REPORT

Chairperson Kolodziej called for the Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Kolodziej called for Commission Comments and Suggestions.

Commissioner Petrone thanked Mr. Froke and his staff for their quick and responsive nature. This is city government at their absolute best.

ADJOURNMENT

With no further business, Commissioner Williams made a motion to adjourn the Meeting. Commissioner Shaffer seconded the motion, which was approved unanimously. The meeting adjourned at 8:14pm.

Respectfully submitted,

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION WORKSHOP**

**COUNCIL CHAMBERS BUILDING
CONFERENCE ROOM B2
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, OCTOBER 6, 2011
6:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 6:00pm.

Commissioners Present: Chairperson Kolodziej (Yucca), Commissioner Petrone (Cholla), Commissioner Williams (Ocotillo), Commissioner Sherwood (Sahuaro), Commissioner Shaffer (Cactus) and Commissioner Larson (Mayoral)

City Staff Present: Tabitha Perry, Principal Planner, Horatio Skeete, Assistant City Manager, Jim Colson, Deputy City Manager (arrived at 6:10pm), Jon Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Somone Johnson, City Manager's Office, Thomas Ritz, AICP, Senior Planner, and Diana Figueroa, Recording Secretary

Chairperson Kolodziej announced that Vice Chairperson Ray Spitzer (Barrel District) has submitted his resignation.

ITEM

Chairperson Kolodziej stated there is one item on the agenda. He called staff's presentation.

ZTA11-01: A request for the Planning Commission to initiate a Zoning Text Amendment to amend the Zoning Ordinance to provide for a new definition and a new section to enact zoning regulations to permit Digital Billboards along the Loop 101 in the Sports and Entertainment District. Staff contact: Thomas Ritz, AICP, Senior Planner (City-Wide).

Ms. Tabitha Perry, Principal Planner, introduced Mr. Horatio Skeete, Assistant City Manager, who provided background information and noted this topic is extremely important to the city and the community. He stated he wished to be part of the process this evening.

Mr. Jon Froke, AICP, Planning Director, stated staff has done much research over the summer to prepare for this topic. He began the presentation with regional background information. He indicated the regulation of billboards has been a regional concern for decades. He reviewed the focus of concerns with the first being to ensure the attractiveness of the freeway and expressway system. He said cities want to ensure that billboards do not negatively impact residential areas. Also, he said cities and the county responded by developing regulations that greatly restricted or completely banned new billboards along the region's freeway and expressway system. Mr. Froke added in order to protect residential areas; cities regulated the placement of billboards in relation to residential areas.

Mr. Froke said in 1993, the City Council approved a comprehensive update of the Zoning Ordinance which included billboard regulations. At this time, the ordinance did not address digital billboards as they were new to the industry. Digital billboards were reviewed on a case-by-case basis. He continued by stating that in 2001 the City adopted the Westgate PAD, which included a large number of outdoor buildings and digital signs. This was new to the City. In 2008, the City took steps to remove multiple billboards from the Grand Avenue Expressway. The following year, 2009, the City Council supported Park and Ride digital billboards on Glendale Avenue and the 101 Freeway. Mr. Froke said during that same year, urban billboards at 51st and Olive Avenues were removed from Olive Marketplace.

Mr. Froke continued by stating on June 2 of this year, Zoning Ordinance Update ZTA09-01 was recommended for approval except for the Freeway Billboard Signs section which was continued to the August 4, 2011, Planning Commission Workshop. He said a section of ZTA09-01, the Freeway Billboard Sign section, was continued to the October 6, 2011, Planning Commission Workshop. Mr. Froke said subsequently, the Freeway Billboard Sign section was withdrawn by the City.

Mr. Thomas Ritz, AICP, Senior Planner, stated staff is eager to receive the Commission's input on standards and regulations for digital billboards. He stated staff is looking for input on location, the height, size, and separation requirements, display restrictions, and operation and safety requirements, and any other items the need to be discussed or defined. Mr. Ritz said the focus is on possible digital billboard standards and will not necessarily apply to traditional billboards.

Mr. Ritz displayed a map indicating possible locations. He said digital billboards are permitted in the Sports and Entertainment District. He added digital billboards are not permitted on the Loop 101 between Bell Road and 51st Avenue. Also, digital billboards are not permitted on the Grand Avenue Expressway, Northern Parkway, or the Loop 303.

Commissioner Petrone stated he is very optimistic and appreciates the information staff has provided and the extension research that has taken place.

Commissioner Larson stated the City has previously agreed not to erect any more billboards. He questioned why the City has changed their position. Mr. Skeete stated the City had the chance to utilize the land at the Park and Ride Lot by installing digital billboards and accepted the opportunity. Mr. Skeete added in some instances a digital billboard is allowed to be erected when a certain number of old style billboards are removed.

Commissioner Larson questioned MAG's position. Mr. Skeete stated MAG is also considering and reviewing digital billboards.

Commissioner Shaffer asked approximately what is the income coming to the City. Mr. Skeete stated there is a ground rental of \$10,000 a month with a percentage of the advertising revenue coming to the City. Mr. Skeete added that the city receives 33% of the total revenue in excess of \$120,000. However, if the total revenue exceeds \$425,000, the City will receive 40%.

Commissioner Shaffer said he wishes not to see any more digital billboards in the City as he feels they degrade the City.

Commissioner Sherwood shared his recent experience in viewing the digital billboards located throughout the valley. He felt the digital billboards enhance areas and wishes not to see them excluded from Grand Avenue or the Loop 303.

Mr. Ritz continued by stating that parameters need to be established for digital billboards. He said some issues are the maximum height, the maximum square footage, the distance between digital billboards, the distance from residentially zoned property, and the distance from the Loop 101.

In addition, others parameters regarding digital billboard displays also need to be defined. Mr. Ritz said items such as the measuring the daytime luminance which is measured in nits, the automatic dimming based upon the ambient lighting conditions whether it is evening or the weather is overcast, the animation and video images, the frequency of the image changes, message sequencing which is the use of multiple digital billboards in a row to convey a message, and that the City require a black display in the event of malfunction.

Mr. Ritz noted another area where input is required relates to limiting the hours of operation, advertisements limited to single frames, and allowing the City the right to pre-empt advertisements for public safety emergencies such as Amber Alerts.

Mr. Ritz said the next step is that staff will return before the Commission at its workshop scheduled for November 3, 2011 with this item, and staff will conduct a neighborhood meeting on November 9, 2011, where staff will present this information to the public and take input from those in attendance.

At this time, Mr. Ritz said this item is scheduled for the City Council Workshop on November 15, 2011. City Council will be asked to consider this text amendment along with parts of the original Zoning Ordinance Update ZTA09-01.

On December 1, 2011, he said another Planning Commission Workshop will be held along with a public hearing.

Last, Mr. Ritz said the City Council will consider this item at their meeting on January 24, 2012.

Commissioner Shaffer stated he does like the idea of billboards being removed in order to allow one digital billboard to be erected.

Commissioner Larson questioned why Staff suggesting that digital billboards not be allowed in the C-3 zoning district. Mr. Froke explained much of the area within the City zoned C-3 is next to residential areas. Restricting digital billboards in the C-3 would keep them away from residential.

Commissioner Petrone liked the idea of being able to preempt messages in order to display emergency messages such as Amber Alerts. He stated he has concern with the 100,000 square foot development requirement.

Commissioner Larson requested examples of the heights so that he could gain a better perspective. He also requested clarification of PAD zoning. He also asked for information regarding the illumination or

the nits. He questioned why an early shut off time for the sign is recommended if the sign is not surrounded by residential. He thought 11pm was too early to turn the sign dark.

Commissioner Shaffer felt quarter mile between signs is acceptable, but half a mile would be preferred. As he stated previously, he likes the thought of a few signs being removed and one digital sign being erected. He appreciates the revenue the signs and their associate fees generate for the City. Last he said he does not like to see very high signs and feels the proposed height standard is too high.

Commissioner Williams prefers half a mile between signs. He added the fewer, the better.

Chairperson Kolodziej stated he was previously in favor of recommending approval of this text amendment. He stated the Sports and Entertainment District is appropriate for these signs, however, north of the freeway is also acceptable. He stated he appreciates staff's work on this item.

Commissioner Sherwood felt the proposal should include the entire Loop 101, Grand Avenue, and Northern Parkway. He would be in favor of increase the distance between signs from 660 feet to possibly 1,320 feet. Overall, he likes the proposal but asks that it be consistent throughout the City.

Chairperson Kolodziej also felt the entire Loop 101 should be included although he is unsure about Grand Avenue and the Northern Parkway.

Commissioner Larson stated he is in favor of establishing some type of renewal process in order to keep standards up to date.

Chairperson Kolodziej called for a motion.

Commissioner Shaffer MADE a MOTION to initiate ZTA11-01. Commissioner Petrone SECONDED the MOTION, which passed unanimously.

There were no further questions.

OTHER BUSINESS

Chairperson Kolodziej called for Other Business. There was none.

ADJOURNMENT

With no further business, the meeting adjourned at 7:58pm.

Respectfully submitted,

Diana Figueroa, Recording Secretary



Planning Department Staff Report

DATE: November 17, 2011 **AGENDA ITEM:** |

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Remigio Cordero, Planner

SUBJECT: **CONDITIONAL USE PERMIT (CUP) APPLICATION CUP11-02:
GOODWILL – 6161 WEST BELL ROAD**

REQUEST: CUP approval to allow a thrift store in the C-2 (General Commercial) zoning district.

APPLICANT/OWNER: Earl, Curley, and Lagarde P.C. / M-Glendalex NO. 1, LLC.

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should approve CUP11-02 subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to approve CUP11-02 subject to the stipulations contained in the staff report.

SUMMARY: The property owner is seeking a CUP to allow a thrift store use for a Goodwill Store. This use will be in an existing building that will be renovated to accommodate Goodwill.

COMMISSION ACTION: Motion made by _____ to approve CUP11-02 subject to the stipulations contained in the staff report. Motion seconded by _____. The motion was _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as GC (General Commercial).

Property Location and Size:

The property is located west of the southwest corner of 61st Avenue and Bell Road and is 3.1 acres in size.

History:

On May 28, 1991 the subject property was rezoned from R-3 (Multiple Residence) to C-2. On December 21, 1995, a conditional use permit for motorcycle and boat sales was approved by the Planning Commission.

Design Review:

A design review application (DR11-13) has been submitted concurrently with the conditional use permit application.

Project Details:

Goodwill is proposing to locate into a 26,466 square foot vacant building. The property is approximately 3 acres in size and fronts onto Bell Road. There are three driveways that access this site, one driveway is off of 61st Avenue and the other two are along Bell Road. The land uses in the immediate area are commercial to the north, east, and west, with a residential subdivision to the immediate south. The drop off location for donated items is located on the west side of the building and will be screened from public view. The retail entrance will be on the east side of the building. Regular store hours will be from 9am to 9pm Monday through Saturday, and 10am to 6pm on Sundays.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Plan:

On August 16, 2011, the applicant mailed 111 notification letters to adjacent property owners and interested parties notifying them of a neighborhood meeting to discuss their CUP proposal. On August 31, a neighborhood meeting was held at the Foothills Elementary School. There were two residents in attendance, along with one adjacent property owner, city staff, and members of the project team. Issues that were brought up during the meeting were parking, donation location, amount of employees, and hours of operation. The applicant addressed these concerns and informed the neighbors of the measures they are taking to alleviate any issues that might arise. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on October 27, 2011. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 28, 2011. The property was posted on October 28, 2011.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;
- The proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;
- The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;
- The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and
- Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.
- Additional screening and landscaping is needed.

Analysis:

- The proposed thrift store is consistent with the policies of the General Plan and the purpose of the C-2 zoning district. Thrift stores are permitted in this zoning district subject to CUP approval.
- The proposed use will not be materially detrimental to or have an adverse effect on the surrounding neighborhood or the city. The 3.1 acre site is adequate in size to accommodate a retail thrift store. Goodwill is proposing exterior and interior upgrades to enhance the currently vacant building's appearance. The donation location will be screened from public view and away from the retail portion of the store.
- This location is adequate in size for the operation of a Goodwill retail thrift store. The improvement to site will provide for better on-site circulation. There will be no increase in building size. Additional parking and landscaping will be provided on the exterior.
- There is adequate access to public streets with two existing driveways along Bell Road and one existing driveway along 61st Avenue. These driveways were built to meet City standards.
- The applicant has shown that all measures have been taken to meet the findings for a conditional use permit for a thrift store. There are stipulations to ensure that these measures are met.
- All applicable city departments have reviewed the application and recommend approval of the application.

RECOMMENDATION:

This request appears to meet the required findings for Conditional Use Permit approval and should be approved, subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated September 16, 2011, and the project narrative, dated September 16, 2011, subject to design review approval by the Community Development Group.
2. The duration of CUP11-02 shall remain in effect for 12 years from date of approval.
3. Provide two trees and adequate irrigation to the street landscape chokers on 61st Avenue. The applicant is responsible for maintenance.

ATTACHMENTS:

1. Applicant's Narrative, dated September 16, 2011.
2. Site Plan, dated September 16, 2011.
3. Landscape Plan, dated, September 16, 2011
4. Citizen Participation Final Report (without mailing labels), approved September 16, 2011.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated November, 2008.

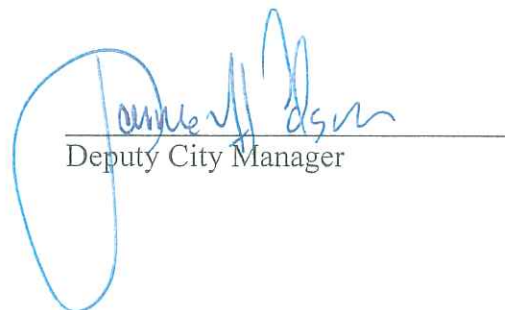
PROJECT MANAGER: Remigio Cordero, Planner (623) 930-2597
rcordero@glendaleaz.com

REVIEWED BY:



Planning Director

RC/df



Deputy City Manager

A USE PERMIT request to allow a Goodwill thrift store
at 6161 W. Bell Road, Glendale, Arizona
Application Numbers CUP11-02 and DR-11-13



Prepared for:
M-GLENDALEX NO.1, LLC
2415 E. Camelback Road, Suite 350
Phoenix, AZ 85016

Prepared by:
Earl Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012

Prepared:
Revised August 24, 2011
June 13, 2011

SEP 16 2011
Ricardo Corcho

Goodwill
of Central Arizona

We Put People to Work!

Project Team

PROPERTY OWNER

M-GLENDALEX NO.1, LLC

Contact: Ralph Hening
2415 E. Camelback Road, Suite 350
Phoenix, AZ 85016
Phone: (480) 970-0900
Fax: (480) 970-0248

THE MACK COMPANY

USER

Goodwill of Central Arizona

Contact: Kim Ryder
2626 West Beryl Ave.
Phoenix, AZ 85021
Phone: (602) 535-4000
Fax: (602) 535-4333



ATTORNEY

Earl, Curley & Lagarde P.C.

Contact: Michael J. Curley
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012
Phone (602) 265-0094
Fax (602) 265-2195

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

PROJECT NARRATIVE
Goodwill Store Use Permit

INTRODUCTION

M-GLENDALEX NO.1, LLC, the property owner of the subject site, is seeking a Conditional Use Permit to allow a “thrift store” use for a Goodwill Store in an existing building located at the southwest corner of Bell Road and 61st Avenue at 6161 W. Bell Road. The 4.5 acre overall project is zoned C-2 (General Commercial) and developed according to the Rezoning (Z-90-38) and Use Permit (ZU-95-22) stipulations of approval.



The subject site is approximately 3 acres in size and is located in the middle portion of the overall 4.5 acre project and includes an existing 26,466 square feet building. The overall commercial property includes a Jiffy Lube car lube facility at the northeast corner of the property and a Big-O Tire automotive facility along the western portion of the overall site. The existing building was built on the property in 1995 and is the former site of Metro Motorsports.

The property is a completely self contained site that fronts on Bell Road and sides onto 61st Avenue along the east side of the property. Access to the property is provided via Bell Road from two existing right-in/right-out driveways and one existing right-in/left out driveway via 61st Avenue. To the north, across Bell Road, exist offices (zoned C-O); to the east, across 61st Avenue, exists a commercial automotive center (zoned C-2); to the west exists Academy West Animal Hospital (zoned C-2); and to the south exists single family homes (zoned R1-6). 61st Avenue and Bell Road is a signalized intersection.

This request seeks approval of a Conditional Use Permit for a “thrift Store” in accordance with Section 5.754, Uses Subject to Conditional Use Permit, of City’s Zoning Ordinance. A “thrift store” use is permitted subject to procuring a Conditional Use Permit approval by the Planning and Zoning Commission. As part of the Conditional Use Permit application, this request will also modify the current site configuration to accommodate better vehicular site circulation, provide additional parking spaces, provide additional and enhanced landscaping, and enhance the exterior building façade. The existing building setbacks will remain.

All of the proposed enhancements will improve the overall conditions of the existing site. Allowing this use on this site complies with the City’s General Plan and the City’s Zoning Ordinance and will allow a vacant unused building to be occupied with a use that is compatible and appropriate for this site and the area. No rezoning is necessary since the property is zoned C-2.

GOODWILL OF CENTRAL ARIZONA

Operating since 1947 Goodwill of Central Arizona is one of 166 autonomous Goodwill organizations serving the United States, Canada and 14 other countries worldwide. The central Arizona organization includes Maricopa, Yuma, La Paz, Gila and portions of Pinal and Yavapai Counties. As one of the oldest and largest nonprofit agencies in the Valley, it is governed by a local, volunteer Board of Directors.

Goodwill of Central Arizona is a private not-for-profit organization whose mission is to serve people with disabilities or people who would otherwise face obstacles to entering the workforce. In 2010, more than 30,000 people received services at Goodwill of Central Arizona and 9,280 were placed in competitive employment. Goodwill’s commitment is to Put People to Work. They accomplish their commitment through job training, education and career services for youth and adults with vocational disadvantages.

Operating 46 retail stores and eight stand-alone donation centers, throughout central Arizona, Goodwill accepts community donations of housewares, clothing, furniture, electronics, toys, accessories and other items from over 1 million donors each year. 90 cents of every dollar generated from Goodwill of Central Arizona’s retail stores are channeled back into the

community to help Arizonans prepare for and find work. Goodwill is a self-sufficient organization-raising almost all of their own funding.

Goodwill's operating revenue is generated primarily through the collection of donated clothing and household goods that are sold in their retail stores. Donations from the community provide Goodwill stores with products to sell. Retail revenue then supports Workforce Development programs and services that offer job training, education and career services to youth and adults seeking self-sufficiency. The Goodwill Workforce Development team consists of credentialed, experienced, committed professionals, many of whom are certified Global Career Development Facilitators (GCDF), who are dedicated to delivering quality services that are comprehensive and exemplary to youth and adults in the community.

Goodwill of Central Arizona has recently instituted a major overhaul of its retail stores to reflect a new and improved direction. Sleek, modern and expansive, all new Goodwill stores feature modern conveniences, including a coffee and lounge area so that customers can enjoy a leisurely shopping experience as they peruse the more than 7,000 new items added to the sales floor each day.

DETAILS OF THE USE PERMIT REQUEST

This request seeks approval of a Conditional Use Permit for a "thrift Store" in accordance with Section 5.754, Uses Subject to Conditional Use Permit, of City's Zoning Ordinance. A "thrift store" use is permitted subject to procuring a Conditional Use Permit approval by the Planning and Zoning Commission. The City of Glendale Zoning Ordinance defines a "thrift store" as a profit or nonprofit business or organization that engages in or specializes in the sale or resale of previously owned or used goods and merchandise from an area greater than twenty-five percent (25%) of the total floor area devoted to retail sales and whose merchandise is donated or principally donated.

The property was developed in 1995 and vacated by Metro Motorsports (a motorcycle and boat sales and service facility) in 2010 and remains unoccupied. The property is zoned C-2 (General Commercial) and developed according to the Rezoning (Z-90-38) and Use Permit (ZU-95-22) stipulations of approval. The Conditional Use Permit request will use the existing 26,466 square feet building located in the middle of the overall project to accommodate a Goodwill store.

Since the site was primary designed for a motorcycle and boat sales and service user this request will also modify the site and incorporate architectural and site improvements to enhance the existing property. It will remove the boat and motorcycle display area along Bell Road and convert it into a landscaped area. It will remove two exterior boat and motorcycle storage areas along the east and west sides of the building, improve the overall site circulation,

enhance the building façade, provide additional parking spaces and enhance the site's landscaping.

The storage area and wrought iron fence located along the entire west side of the building will be removed to accommodate additional parking, the donation drop-off area and landscaping. A parking area and drive aisle has been added to the west side of the building to allow for full circulation instead of the current configuration of a cul-de-sac/dead end. The donation drop-off area is also located on the west side of the building and has its own doors. The donation drop-off area is separated from the shipping/receiving area which is located near the southwest corner of the building. The donation drop-off and shipping/receiving functions are located on the west side of the building and faces inward into the site and situated in an area where less traffic and vehicular movements will occur than the main parking field. Locating the donation drop-off area and the shipping/receiving area on the west side of the building and inward to the site keeps what most people see as "typical service functions" away from the public street view and neighborhood.

A second storage area located adjacent to the southeast side of the building will also be removed. This 8-10 foot high enclosed block wall storage area was primary used to store motorcycles. Since there will no longer be a need for exterior storage as part of this Conditional Use Permit request the owners will remove this storage area and convert this area for additional parking. This improvement provides an additional parking area near the main entry.

Landscaping is also being proposed as part of this request. As previously mentioned this site had an exterior concrete pad which was used to display boats and motorcycles. This request will replace the concrete pad adjacent to Bell Road with landscaping. The new parking areas will include new parking planters including trees and shrubs to enhance the overall site and increase the site's landscape percentage.

These new improvements will bring the number of parking space up to meet the current code requirements and will increase landscaping quantity from what exists today on the site and will increase the landscaping percentage to exceed the current landscape ordinance requirement.

Operational Characteristic

As one of the oldest and largest nonprofit agencies in the Valley, Goodwill is governed by a local, volunteer Board of Directors. Goodwill welcomes 15 million shoppers annually at its stores. Recent polls suggest that 60% of Valley residents shop at Goodwill stores several times a month. Goodwill's typical customer consists of females ages 35-54 (primary market) with an income between \$50K - \$75K annually.

The proposed Goodwill store will use the existing building footprint and eliminate all exterior existing storage areas. Regular store hours are Monday through Saturday from 9 a.m. to 9 p.m.

and from 10 a.m. to 6 p.m. on Sunday. The retail entrance will remain at its current location along the east side of the building. Depending on the day, it is expected that this store will typically have between 10-15 employees working per shift.

Goodwill accepts donations such as clothing, shoes, books, computers, electronics, cooking accessories, furniture, jewelry, musical instruments, sporting equipment, handbags, pictures, art, tools and toys, linens and housewares. Annually, over 1,000,000 people donate to Goodwill of Central Arizona. 7,000 new items are put onto the retail floor every day in each store. Items dropped off by Sunday are on the retail floor by Tuesday. Goodwill is unable to use and will not accept auto parts, building materials, hazardous materials or tires.

The donation drop-off function is located on the west side of the building and faces inward into the site and situated in an area where less traffic and vehicular movements will occur. The donation drop-off area has its own doors where donors will drive to the west side of the building and park. A Goodwill employee will come out to the vehicle and remove the donations from the vehicle and check all donations in. Goodwill uses a 5-point quality inspection process to determine whether or not the donated good is appropriate for resale in its stores or whether it should be sent through their clearance outlet and then their recycling / salvage system. 100 percent of all donated items are either sold or recycled. Goodwill's resale and recycling efforts keep more than 100 million pounds of items out of landfills every year. Donation drop-offs are only accepted during regular business hours. All Goodwill stores, including this store will have a 24-hour security camera monitored by an employee. If by chance illegal dumping is witnessed by a member of the community, or by the 24-hour security camera, Goodwill is able to dispatch a vehicle to mitigate the condition within an hour of the call. This site does not propose an exterior donation box on-site.

The revenue generated from the sale of donated items in Goodwill's retail stores remains in the community to assist people who are working to improve their lives through gainful employment. Goodwill of Central Arizona has been providing services in the community since 1947. Goodwill's commitment is to "Put People to Work."

It is a standard policy for Goodwill to hire the best-qualified people from the community at all levels and departments. The retail operation will hire many workforce development participants interested in the retail field to give them the experience they need to be successful.

REQUIRED FINDINGS FOR CONDITIONAL USE PERMITS

- A. That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;***

The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district. The General Plan designates this site as "General Commercial" and property is zoned C-2 ("General Commercial").

C-2 zoning allows a mix of uses including, restaurants, retail stores (General merchandising, including variety and specialty stores), food, apparel and accessories, home and office furnishings, hardware stores, professional, administrative, and business offices, personal services, automotive services, veterinary clinics, appliance, furniture, and household equipment rentals, child care center, medical or dental clinics and/or bar or cocktail lounge as a matter of right in the C-2 zoning district. A "thrift store" use is permitted subject to procuring a Conditional Use Permit approval by the Planning and Zoning Commission.

The property is located on the south side of Bell Road, a six lane major arterial roadway, which travels through several municipalities and provides access from the City of Scottsdale to the City of Surprise and beyond. This major roadway has developed over time to become a major commercial and business corridor. The subject property is part of a larger commercial project that received approval by the City Council in May 1991. This request does not change the General Plan designation or zoning on the property. It will allow a Goodwill Store that has the same characteristics of a retail store to locate within one of the City's major commercial corridor. The general character of the area is a mixed use area with office, commercial and vacant undeveloped land along Bell Road. This use fits well within the established Bell Road commercial corridor and the nearby commercial/retail environment and the close proximity to Loop 101 freeway access.

This use complies with the City's General Plan and the City's Zoning Ordinance and will allow a vacant unused building, which can lead to blight, to be occupied with a use that is compatible and appropriate for this site and the area.

- B. That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;***

The proposed Goodwill store will use the existing building footprint and eliminate all exterior existing storage areas that were part of the previous user. All the exterior upgrades to the elevations and site enhancements proposed with this Conditional Use Permit will improve the

overall conditions of the existing site and establish a tenant in an otherwise vacant building. This request does not create any adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation. In fact we believe by putting a retail store, which is compatible with the surrounding area, at this location removes a vacant building from an escalating vacancy rate which can lead to blight and the stores occupancy creates an opportunity for a well established company to provide services for people in the area. This use has the same characteristics of a retail store and includes hours which are typical of retail establishments. The proposed Conditional Use Permit for this site is a good land use solution given the regular store hours of Monday through Saturday from 9 a.m. to 9 p.m. and from 10 a.m. to 6 p.m. on Sunday.

This retail use does not increase the size of the existing building. It creates better on site circulation, improves the building elevations, adds parking and increases landscaping. The proposed use will be a compatible use which is also complimentary to other uses in the surrounding area.

C. That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;

The property was developed in 1995 originally designed for a motorcycle and boat sales and service user and in accordance to the Rezoning (Z-90-38) and Use Permit (ZU-95-22) stipulations of approval. The Conditional Use Permit request will use the existing 26,466 square feet building.

The site is adequate in size and shape to accommodate the proposed Goodwill Store use. The proposed improvement will make the functionality of the site better. It removes a boat and motorcycle display area along Bell Road and converts it into a landscaped area, and improves the site's parking and landscaping. None of the Rezoning (Z-90-38) and Use Permit (ZU-95-22) stipulations of approval for building setbacks, landscaping or landscape buffers are being reduce with the proposed improvements. In fact, this request will bring the landscaping percent and parking number to meet or exceed the current Zoning Ordinance requirements. The new proposed site configuration will improve the overall site.

D. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and

The property has two driveways along Bell Road and one driveway along 61st Avenue which is sufficient and will continue to provide access to the site. The property is adjacent to Bell Road, a six lane major arterial roadway, which travels through several municipalities. This major

roadway has sufficient capacity to carry traffic generated by this request. The site's location and signalized intersection via 61st Avenue and Bell Road provides excellent access to the property. No changes are being proposed to the existing driveways.

While the project's current configuration may have worked for the previous use, the overall site circulation was not the best solution for internal circulation. This proposal will improve the current on-site circulation by eliminating dead-end/cul-de-sac along the west side of the property and allows for full movement/circulation to all parts of the site without impacting the adjacent neighborhood.

More parking spaces are being added. The donation drop-off area and the store's shipping/receiving area are located on the west side of the building away from the main parking field. By placing these functions on along the west side of the building it places these services in an area that is less travel and used.

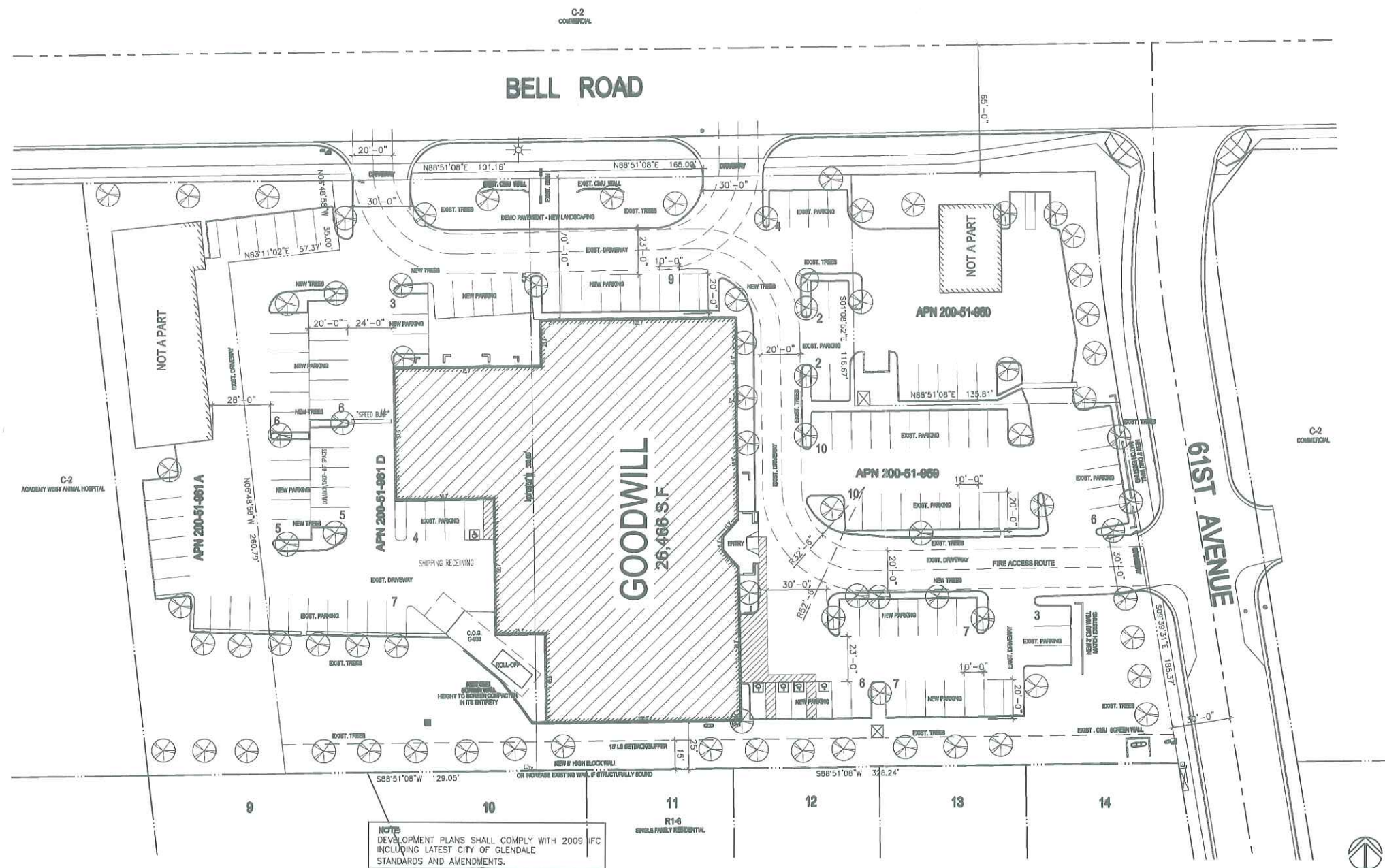
E. That adequate conditions or stipulations have been incorporated into the approval of the Use Permit to ensure that any anticipated detrimental effects can be mitigated.

As designed, the proposed Conditional Use Permit for Goodwill meets all of the requirements for approval of a thrift store on this site. Any additional conditions that Staff feels necessary to be added will be considered.

CONCLUSION

In sum, one of the great challenges in the current recession is the negative image created by a sea of vacant commercial buildings. It is important to convert these existing buildings to positive use that is compatible with the area. The property is located on Bell Road, a six lane major arterial roadway, and in an area that is a mixed use area with office, and commercial. Given Goodwill's store operational characteristics, which are similar to a retail store, this use fits well on this property and within the established Bell Road commercial corridor and the near by commercial/retail environment. This request does not change the General Plan designation or zoning on the property and does not encroach into the existing southern landscape buffer or building setbacks. This request provides site enhancements which will improve the overall property. This use complies with the City's General Plan and the City's Zoning Ordinance and will allow a vacant unused building to be occupied with a use that is compatible and appropriate for this site and the area. For the reasons listed in this narrative, we believe that this is a proper land use which also has enormous benefit and is a good land use solution. Thank you for your consideration.

O:\INDEX\Mack\61-Bell\Does\Use Permit Narrative_6.13.2011(REVISED 8.24.2011-FINAL).doc



SITE PLAN (6161 WEST BELL ROAD)

SCALE: 1"=30'-0"

SEP 16 2011
Leizgi Coelina

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND UNLESS A WAIVER OR DEFERMENT OF UTILITY UNDERGROUNDING IS APPROVED BY THE CITY ENGINEER.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW. BFPD 3" OR LARGER SHALL BE SCREENED BY A MASONRY WALL, PAINTED TO MATCH THE BUILDING.
- SITE DISTANCE REQUIREMENTS OF C.O.G. DETAIL G447 OR G448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- NO ROOF TOP MECHANICAL EQUIPMENT ARE PROPOSED FOR THIS PROJECT.

CITY OF GLENDALE SITE NOTES

APPLICANT/OWNER: M-GLENDALEX NO.1, LLC
2415 E. CAMELBACK ROAD #350
PHOENIX, ARIZONA 85016
(480) 970-0900

ARCHITECT: McCALL AND ASSOCIATES
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-0066

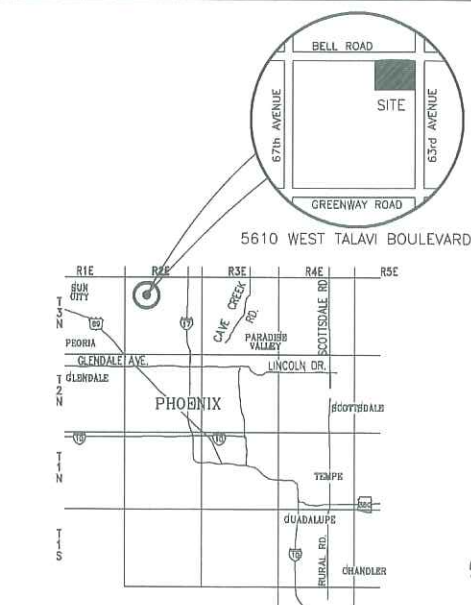
SITE DATA:
ZONING: C-2 (GENERAL COMMERCIAL)
NET SITE AREA: 117,891 SF
GROSS SITE AREA: 135,186 SF
ON SITE LANDSCAPE AREA: 31,825 SF
% LANDSCAPE (31,825/117,891) 27%
PARKING REQUIRED (GROSS FLOOR AREA): 106 SPACES
STANDARD SPACES: 102 SPACES
ACCESSIBLE SPACES: 5 SPACES
TOTAL SPACES: 107 SPACES

BUILDING DATA:
CONSTRUCTION TYPE: V-B, AFES
OCCUPANCY: B
USE: RETAIL

LEGAL DESCRIPTION:
PARCEL DESCRIPTION FOR 6161 WEST BELL ROAD
Per Re-Record Special Warranty Deed Document 2009-0910527

That portion of Lot 2, Section 6, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:
Commencing at the Northeast corner of said Section 6;
Thence bear South 88 degrees 51 minutes 08 seconds West along the North line of Lot 1 of said Section 6, a distance of 1323.29 feet to the Northeast corner of said Lot 2;
Thence bear South 01 degrees 08 minutes 52 seconds East along the centerline of 61st Avenue, a distance of 70.00 feet;
Thence bear South 88 degrees 51 minutes 08 seconds West, a distance of 30.00 feet to the
Westerly right of way line of said 61st Avenue;
Thence bear along said Westerly right of way line; being a non-tangent curve to the left with a central angle of 8 degrees 30 minutes 39 seconds, a radius of 530.00 feet and whose center bears North 88 degrees 51 minutes 08 seconds East, for a curve distance of 78.73 feet;
Thence bear South 09 degrees 39 minutes 31 seconds East, continuing along said right of way line, a distance of 33.60 feet to the True Point of Beginning;
Thence bear South 09 degrees 39 minutes 31 seconds East, a distance of 185.37 feet to the North line of Spyglass II, according to Book 212 of Maps, Page 35, records of Maricopa County, Arizona;
Thence bear South 88 degrees 51 minutes 08 seconds West along the North line of said Spyglass II, a distance of 457.29 feet to the Southwest corner of this parcel said point being the most southeasterly corner of that parcel described in Deed recorded in Document No. 95-0219216, records of Maricopa County, Arizona;
Thence bear North 06 degrees 48 minutes 58 seconds West, a distance of 260.79 feet;
Thence bear North 83 degrees 11 minutes 02 seconds East, a distance of 57.37 feet;
Thence bear North 06 degrees 48 minutes 58 seconds West, a distance of 35.00 feet to a point on the Southerly 65 foot right of way line of Bell Road;
Thence bear North 88 degrees 51 minutes 08 seconds East along said right of way line, a distance of 256.16 feet to a point being the Northwest corner of that parcel (Parcel 1) described in Special Warranty Deed Document 2005-0976507;
Thence bear South 01 degrees 08 minutes 52 seconds East, a distance of 116.67 feet;
Thence bear North 88 degrees 51 minutes 08 seconds East, a distance of 135.81 feet to the True Point of Beginning;
Contains 117, 925 Square feet or 2.7072 acres, more or less.

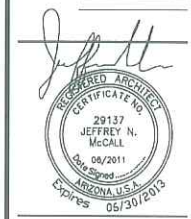
PROJECT DATA



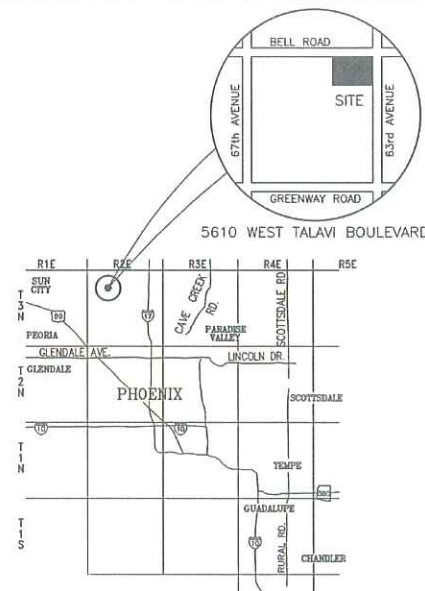
VICINITY MAP

project: CONCEPTUAL SITE PLAN
GOODWILL OF CENTRAL ARIZONA
6161 WEST BELL ROAD
GLENDALE, AZ 85308

date: 04/01/2011
job no.: 1080
revision: 06/08/2011
CITY COMMENTS: 08/11/2011



A11



VICINITY MAP

PLANT SCHEDULE:

EXISTING TREE	TO BE REMOVED (SEE PLAN FOR TYPE)	1 TOTAL
EXISTING TREE	TO REMAIN (SEE PLAN FOR TYPE)	43 TOTAL
EXISTING SHRUB	TO REMAIN (SEE PLAN FOR TYPE)	256 TOTAL
EXISTING SHRUB	TO BE REMOVED (SEE PLAN FOR TYPE)	21 TOTAL
PROCEPS CHILENSIS 'THORNLESS'	24" BOX MIN. MULTI-TRUNK	3 TOTAL
THORNLESS CHILEAN MESQUITE	9' HT, 5' 6P, 1 1/2' CAL	
ULMUS PARVIFOLIA	24" BOX MIN.	18 TOTAL
EVERGREEN ELM	10' HT, 4.5' 6P, 1 1/2' CAL	
ULMUS PARVIFOLIA	36" BOX MIN.	8 TOTAL
EVERGREEN ELM	12' HT, 6' 6P, 2 1/2' CAL	
SCINUS TERBINTHIFOLIUS	48" BOX MIN. MULTI-TRUNK	2 TOTAL
BRAZILIAN PEPPER TREE	15' HT, 12' 6P, 4' CAL	
ACACIA SALICINA	24" BOX MIN. MULTI-TRUNK	18 TOTAL
WILLOW ACACIA	10' HT, 4.5' 6P, 1 1/2' CAL	
PHOENIX ROSEBELLINI	24" BOX	3 TOTAL
PIGMY DATE PALM	3-4 STEMS	
CASSIA NIMOPHYLLA	5 GALLON	10 TOTAL
GREEN DESERT CASSIA	FULL, PAST CAN	
DASYLIRION WHEELERI	5 GALLON	6 TOTAL
DESERT SPOON	FULL, PAST CAN	
LEUCOPHYLLUM LANGMANIAE 'R.B.'	5 GALLON	32 TOTAL
RIO BRAVO SAGE	FULL, PAST CAN	
RUELLIA PENINSULARIS	5 GALLON	66 TOTAL
BAJA RUELLIA	FULL, PAST CAN	
ACACIA REDOLENS 'D.C.'	5 GALLON	20 TOTAL
DESERT CARPET REDOLENS	FULL, PAST CAN	
RUELLIA BRITTONIANA 'KATY'	1 GALLON	56 TOTAL
KATY RUELLIA	FULL, PAST CAN	
LANTANA MONTIVIDENTIS 'N.G.'	1 GALLON	68 TOTAL
NEW GOLD LANTANA	FULL, PAST CAN	

CONSTRUCTION NOTES:

- ALL LANDSCAPED AREAS SHALL BE FINISHED WITH 2" DEEP 3/4" MINUS 'MADISON GOLD' DECOMPOSED GRANITE

SITE DATA:

NET SITE AREA:	04,710 SF.
BLDG AREA:	21,715 SF.
PARKING AREA:	58,645 SF.
LANDSCAPE AREA:	32,535 SF.

C-2
ACADEMY WEST
ANIMAL HOSPITAL

TO BE REMOVED (SEE PLAN FOR TYPE)	1 TOTAL
TO REMAIN (SEE PLAN FOR TYPE)	43 TOTAL
TO REMAIN (SEE PLAN FOR TYPE)	256 TOTAL
TO BE REMOVED (SEE PLAN FOR TYPE)	21 TOTAL
24" BOX MIN. MULTI-TRUNK	3 TOTAL
9' HT, 5' 6P, 1 1/2' CAL	
24" BOX MIN.	18 TOTAL
10' HT, 4.5' 6P, 1 1/2' CAL	
36" BOX MIN.	8 TOTAL
12' HT, 6' 6P, 2 1/2' CAL	
48" BOX MIN. MULTI-TRUNK	2 TOTAL
15' HT, 12' 6P, 4' CAL	
24" BOX MIN. MULTI-TRUNK	18 TOTAL
10' HT, 4.5' 6P, 1 1/2' CAL	
24" BOX	3 TOTAL
3-4 STEMS	
5 GALLON	10 TOTAL
FULL, PAST CAN	
5 GALLON	6 TOTAL
FULL, PAST CAN	
5 GALLON	32 TOTAL
FULL, PAST CAN	
5 GALLON	66 TOTAL
FULL, PAST CAN	
5 GALLON	20 TOTAL
FULL, PAST CAN	
1 GALLON	56 TOTAL
FULL, PAST CAN	
1 GALLON	68 TOTAL
FULL, PAST CAN	

PLAN KEY NOTES:

- EXISTING SIGN MONUMENT
- EXISTING ELM TREE TO REMAIN
- EXISTING ELM TREE TO BE REMOVED
- EXISTING PISTACHE TREE TO REMAIN
- EXISTING PISTACHE TREE TO BE REMOVED
- EXISTING MESQUITE TREE TO REMAIN
- EXISTING MESQUITE TREE TO BE REMOVED
- EXISTING BLUE PALO VERDE TREE TO REMAIN
- EXISTING BLUE PALO VERDE TREE TO BE REMOVED

- EXISTING SAGO PALM TO REMAIN
- EXISTING TEXAS SAGE TO REMAIN
- EXISTING DESERT SPOON TO REMAIN
- EXISTING BOUGANVILLEA TO BE REMOVED
- EXISTING CASSIA TO REMAIN
- PROPERTY LINE
- EXISTING RETENTION BASIN W/ 2' DEPTH 'MADISON GOLD' DECOMPOSED GRANITE TO REMAIN
- EXISTING RIVER RUN STONE TO REMAIN
- EXISTING CITY SIDEWALK
- EXISTING 18" HIGH DECORATIVE CMU WALL TO REMAIN
- EXISTING CASSIA TO BE REMOVED
- EXISTING SAGE TO BE REMOVED
- SELECT GRADE GRANITE SURFACE BOULDERIS- MIN. SIZE 3'x3'x2' DEEP (4 TOTAL)
- NEW 36" HIGH CMU SCREEN WALL TO MATCH EXISTING
- SPEED BUMP IN ROAD (SEE ARCH. DUGS)
- EXISTING LANTANA TO REMAIN

MAINTENANCE NOTE:

GOODWILL WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ON THIS PROPERTY.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE: (BELL ROAD AND 61ST AVE: 680 LINEAL FT.)
(1 TREE AND 3 SHRUBS/ 30 LINEAL FT. OF FRONTAGE AND 60% MIN. VEGETATION OVER ENTIRE LANDSCAPED AREA)

REQUIRED: 23 TREES, 69 SHRUBS
PROVIDED: 23 TREES, 90 SHRUBS

COMMERCIAL ON-SITE DEVELOPMENT: (107 PARKING SPACES REQUIRED)
(2 TREES AND 3 SHRUBS FOR EVERY 3 PARKING SPACES AND 60% MIN. VEGETATION OVER ENTIRE LANDSCAPED AREA)

REQUIRED: 72 TREES, 108 SHRUBS
PROVIDED: 93 TREES, 258 SHRUBS

LANDSCAPE BUFFER: (SOUTH PROPERTY LINE- 440 LINEAL FT.)
(1 TREE PER 15 LINEAL FT.)

REQUIRED: 30 TREES
PROVIDED: 33 TREES

NOTE: PLANT TOTALS ABOVE INCLUDE EXISTING PLANT MATERIAL

Preliminary Landscape Plan

Scale 1:30

GRAPHIC SCALE



LANDSCAPE NARRATIVE:

THE EXISTING LANDSCAPE AT THIS SITE CONSISTS OF MATURE ELM, PISTACHE, MESQUITE AND BLUE PALO VERDE TREES THROUGHOUT THE PARKING LOT, STREET FRONTS, AND ALONG THE SOUTH PROPERTY LINE BUFFERING THE EXISTING RESIDENTIAL SOUTH OF THIS PROPERTY. THE EXISTING TREES RANGE IN SIZE FROM 15' TO OVER 20' IN HEIGHT.

THERE ARE ONLY 1 TREES THAT WILL BE REMOVED TO ACCOMMODATE IMPROVEMENTS AND 50 TREES ARE ADDED WHICH RANGE IN SIZE FROM 24" BOX TO 48" BOX SPECIMENS. THE ADDITIONAL TREES PROPOSED WILL INCREASE THE TREE COUNT 100%.

THE PROPOSED 48" BOX AND 36" BOX TREES ARE PLACED ALONG THE BELL ROAD STREET FRONTAGE AND ALONG THE NORTH SIDE OF THE 'GOODWILL' BUILDING.

THERE ARE A TOTAL OF 213 SHRUBS AND GROUNDCOVERS EXISTING ON THIS PARCEL AND ONLY 21 SHRUBS WILL BE REMOVED TO ACCOMMODATE IMPROVEMENTS. AN ADDITIONAL 286 SHRUBS AND GROUNDCOVERS WILL BE ADDED TO THE LANDSCAPE IMPROVEMENTS WHICH IS A SHRUB INCREASE OF ALMOST 94%.

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler blvd., suite 229
chandler, arizona 85225
(480) 899-5813 fax (480) 963-3674

McCALL &
associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

this drawing is an instrument of service, and shall remain the property of the architect. this drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect.

NOTICE OF ALTERNATE BIDDING CYCLE: THIS CONTRACT ALLOWS THE OWNER TO REQUEST AN ALTERNATE BIDDING CYCLE. IF THE OWNER REQUESTS AN ALTERNATE BIDDING CYCLE, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE ALTERNATE BIDDING CYCLE. THE CONTRACT ALLOWS THE OWNER TO MAKE CERTIFICATION AND APPROVAL OF BIDDING CYCLES.

SEP 16 2011

Living Cordons

sheet title:
LANDSCAPE PLAN

PROJECT:
CONCEPTUAL SITE PLAN
GOODWILL OF CENTRAL ARIZONA
6161 WEST BELL ROAD
GLENDALE, AZ 85308

DATE: 04/01/2011
JOB NO.: 1080
REVISION:



L-1

Citizen Participation Final Report

for

**Goodwill of Central Arizona thrift store
at 6161 W. Bell Road, Glendale, Arizona
Application Number CUP11-02**



Prepared for:

**M-GLENDALEX NO.1, LLC
2415 E. Camelback Road, Suite 350
Phoenix, AZ 85016**

Prepared by:

**Earl Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012**

Prepared:
September 2, 2011

APPROVED

SEP 16 2011

**City of Glendale
Planning Department**

A handwritten signature in blue ink, appearing to read "Denise Cochran".

CITIZEN PARTICIPATION FINAL REPORT

Goodwill of Central Arizona Use Permit

In accordance with the City of Glendale Citizen Participation Ordinance, this is the Citizen Participation Final Report which identifies the results of citizen participation efforts on the proposed Conditional Use Permit application for Goodwill of Central Arizona.

PROJECT DESCRIPTION

M-GLENDALEX NO.1, LLC, the property owner of the subject site, is seeking a Conditional Use Permit to allow a “thrift store” use for a Goodwill Store in an existing building located at the southwest corner of Bell Road and 61st Avenue at 6161 W. Bell Road. The 4.5 acre overall project is zoned C-2 (General Commercial) and developed according to the Rezoning (Z-90-38) and Use Permit (ZU-95-22) stipulations of approval.

The subject site is approximately 3 acres in size and is located in the middle portion of the overall 4.5 acre project and includes an existing 26,466 square feet building. The overall commercial property includes a Jiffy Lube car lube facility at the northeast corner of the property and a Big-O Tire automotive facility along the western portion of the overall site. The existing building was built on the property in 1995 and is the former site of Metro Motorsports.

The property is a completely self contained site that fronts on Bell Road and sides onto 61st Avenue along the east side of the property. Access to the property is provided via Bell Road from two existing right-in/right-out driveways and one existing right-in/left out driveway via 61st Avenue. To the north, across Bell Road, exist offices (zoned C-O); to the east, across 61st Avenue, exists a commercial automotive center (zoned C-2); to the west exists Academy West Animal Hospital (zoned C-2); and to the south exists single family homes (zoned R1-6). 61st Avenue and Bell Road is a signalized intersection.

The property was developed in 1995 and vacated by Metro Motorsports (a motorcycle and boat sales and service facility) in 2010 and remains unoccupied. The property is zoned C-2 (General Commercial) and developed according to the Rezoning (Z-90-38) and Use Permit (ZU-95-22) stipulations of approval. The Conditional Use Permit request will use the existing 26,466 square feet building located in the middle of the overall project to accommodate a Goodwill store.

Since the site was primary designed for a motorcycle and boat sales and service center this request will also modify the site plan and incorporate architectural and site improvements to enhance the existing property. It will remove the boat and motorcycle display area along Bell Road and convert it into a landscaped area. It will remove two exterior boat and motorcycle

storage areas along the east and west sides of the building, improve the overall site circulation, enhance the building façade, provide additional parking spaces and enhance the site's landscaping.

All of the proposed enhancements will improve the overall conditions of the existing site. Allowing this use on this site complies with the City's General Plan and the City's Zoning Ordinance and will allow a vacant unused building to be occupied with a use that is compatible and appropriate for this site and the area. No rezoning is necessary since the property is zoned C-2.

TECHNIQUES/OVERVIEW

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Report meets the City's CPO requirements and the recommended notification area as identified by the Planning Department.

- As per the approved Citizen Participation Plan, on August 16, 2011, Earl, Curley & Lagarde P.C. mailed 111 first class letters to: all property owners within 500-feet of the subject site, Interested Parties as provided by the Planning Department, Glendale Homeowners Associations and Registered neighborhood Groups as provided by the Planning Department, Planning Department, City Council office, and the Mayor's office to advise them of the proposed Conditional Use Permit application and to notify them of neighborhood meeting to discuss the application. (See APPENDIX).
- The letter invited residents to attend a neighborhood meeting at Foothills Elementary School on Wednesday, August 31, 2011 at 6:00 PM. The letter provided a brief explanation of the proposed application and explained the purpose of the meeting and included an aerial photograph which outlined the boundaries of the application.
- The neighborhood letter also included the applicant's contact information so that if anyone wanted to express concerns, issues, or problems they could by calling, writing, emailing, or faxing the applicant.
- A neighborhood meeting was held on August 31, 2011 @ 6:00 PM to inform those in attendance of the proposed applications.
- Attached under Appendix is a copy of the Notification Letter, a map showing the property owners within 500-feet of subject site, the property owners list within 500-feet and Interested Parties list.

NEIGHBORHOOD MEETING OUTCOME

- The neighborhood meeting was held on August 31, 2011. Only 2 residents, one adjacent business owner (Ralph Scaramella, owner of Big O Tires), Planner Remigio Cordero, and members of the project team attended the meeting. (See APPENDIX Sign-In Sheet).
- At the neighborhood meetings, Michael J. Curley explained the existing General Plan designation and zoning on the property. Mr. Curley provided a general overview of the proposal and explained where the project was in the City process.
- The applicant's office has received no phone calls, faxes, or e-mails inquiries about the requests or about the neighborhood meetings as of this writing.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the Conditional Use Permit hearing date, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of Goodwill of Central Arizona at this location.

CONCERNS, ISSUES – RAISED AND HOW IT WAS ADRESSED (Responses are in italic below each individual bullet point)

- A statement was made that the one of the biggest problems with the previous Metro Motorsports user was that there was not enough on-site parking. This parking shortage caused the employees to parking in the neighborhood.

Response: It was explained that as part of this application additional new on-site parking spaces would be provided in front of the building and along the west and east sides of the building. Since the site was primary designed for a motorcycle and boat sales and service this request will remove the boat and motorcycle display area along Bell Road and remove the two exterior boat and motorcycle storage areas along the east and west sides of the building to accommodate additional parking spaces and improve the on- site circulation.

- A statement was made that the Metro Motorsports motorcycle test rides created speeders in the neighborhood. The elimination of motorcycle uses has eliminated this concern.

- A question was asked whether there was going to be a donation center at this location.

Response: It was explained that there would be a donation drop-off as part of this request. The donation drop-off function is located on the west side of the building and faces inward into the site and situated in an area where less traffic and vehicular movements will occur. The donation drop-off area has its own doors where donors will drive to the west side of the building to drop off the donation goods. A Goodwill employee will come out to the vehicle and remove the donations from the vehicle and check all donations. Donation drop-offs are only accepted during regular business hours. All Goodwill stores, including this store, will have a 24-hour security camera monitored by an employee. If by chance illegal dumping is witnessed by a member of the community, or by the 24-hour security camera, Goodwill is able to dispatch a vehicle to mitigate the condition within an hour of the call. This site does not propose an exterior donation box on-site. No freestanding donation box will be allowed on this site

- A question was asked as to where the additional parking would be located.

Response: It was explained that additional new on-site parking spaces would be provided throughout the site; in front of the building and along the west and east sides of the building. The new parking spaces will primarily be located at the north, east and west sides of the building where the previous motorcycle display area and the two exterior storage areas were once located.

- A question was asked as to whether the proposed 107 parking spaces are sufficient for this use.

Response: It was explained that the previous use had significant exterior storage that took up a lot of space on the site. The existing site provides approximately 61 parking spaces. Through the removal of the exterior storage and reconfiguration of the site the new site layout now provides 107 parking spaces. The addition of 46 parking spaces is being provided which is sufficient for this use.

- A question was asked as to how many employees and how many employees per shift.

Response: It was explained that it is estimated that this Goodwill Store would employ approximately 40 total employees. It is expected that there would be 10-15 employees per shift. It has been Goodwill's experience that several employees get drop off which translates to less employee vehicles in the parking lot.

- A question was asked as to hours of operation.

Response: It was explained that regular store hours are Monday through Saturday from 9 a.m. to 9 p.m. and from 10 a.m. to 6 p.m. on Sunday.

- A question was asked as to how long Goodwill will lease the building.

Response: It was explained that Goodwill would lease the building for 12 years.

CONCERNS, ISSUES – NOT ADRESSED

There were no concerns or issues that were not addressed.

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APPENDIX

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

August 16, 2011

**RE: Goodwill of Central Arizona thrift store
at 6161 W. Bell Road, Glendale, Arizona
(Application Number CUP11-02)**

Dear Neighbor, Property Owner, Interested Party or Homeowners Association:

This letter is to inform you that our office has recently filed a Conditional Use Permit request with the City of Glendale for the former Metro Motorsports building which is located at 6161 W. Bell Rd. This request seeks approval of a Conditional Use Permit for a "thrift Store" in accordance with Section 5.754, Uses Subject to Conditional Use Permit, of City's Zoning Ordinance. The 4.5 acre overall project is zoned C-2 (General Commercial) and is developed according to the Rezoning (Z-90-38) and Use Permit (ZU-95-22) stipulations of approval.

The subject site is approximately 3 acres in size and is located in the middle portion of the overall 4.5 acre project which includes a Jiffy Lube car lube facility at the northeast corner of the property and a Big-O Tire automotive facility along the western portion of the overall site. The Metro Motorsports building (24,466 sq. ft.) was built on the property in 1995.

Metro Motorsports vacated the building in 2010 and its remains unoccupied. During that time it has been vandalized and been the subject of graffiti. Reusing the building with the Goodwill Store will put the property back to a productive use and will employ over 40 people.

The existing building footprint will remain intact. No additional square footage or extra height will be added to the building. What will be added is landscaping and an improved exterior.

This request will include a number of architectural and site improvements to enhance the existing property. The previous outdoor display of boats and motorcycles along Bell Road will be converted into a landscaped area. The building façade will also be improved and additional parking spaces will be added.

All of the proposed enhancements will improve the overall conditions of the existing site. Allowing this use on this site complies with the City's General Plan and the City's Zoning Ordinance and will allow a vacant unused building to be occupied with a use that is compatible and appropriate for this site and the area. No rezoning is necessary since the property is zoned C-2.

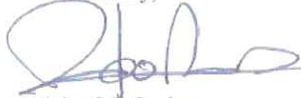
CUP11-02
August 16, 2011
Page 2

We would like to invite you to a Neighborhood meeting on:

DATE: Wednesday, August 31, 2011
TIME: 6:00 P.M.
LOCATION: Foothills Elementary School - Art Room
15808 N. 63rd Avenue
Glendale, Arizona 85306

I have included an aerial photo of the site's location and the proposed Site Plan for your review. Comments and questions will be accepted at this time. If you are unable to attend the neighborhood meeting, please write, e-mail, fax, or call me or contact Ric Toris, my in house planning consultant, at (602) 265-0094 or rtoris@ecclaw.com. You may also contact Remigio Cordero, Planner, with the City of Glendale Planning Department at (623) 930-2597.

Sincerely,


For Michael J. Curley

MJC/rot

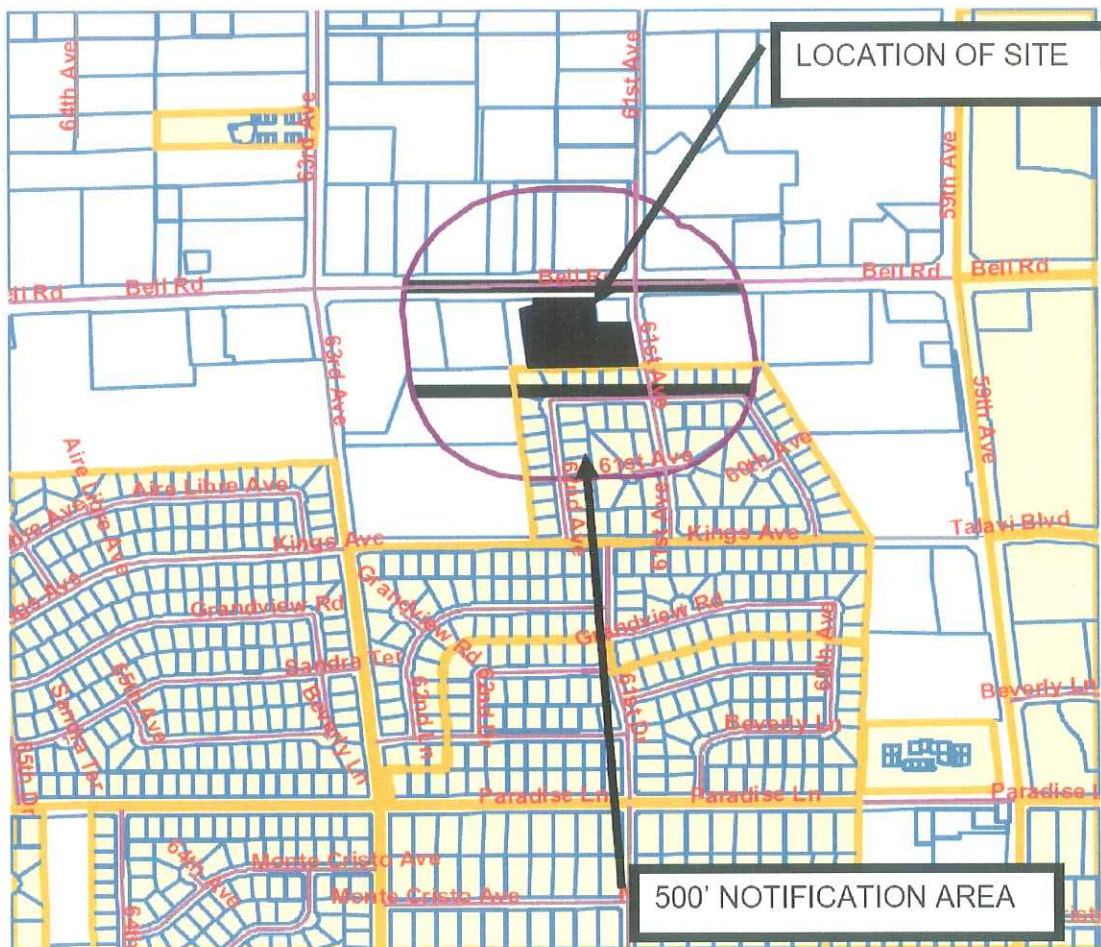


100' SCALE 1"=30'-0"
 (801 WEST BELL ROAD)
 SITE PLAN
 CITY OF GLENDALE SITE MAPS

100' SCALE 1"=30'-0"
 (801 WEST BELL ROAD)
 SITE PLAN
 CITY OF GLENDALE SITE MAPS

Map showing Properties within 500-feet of subject site

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	GOODWILL CONDITIONAL USE PERMIT (CUP)
LOCATION:	6161 West Bell Road
The applicant is requesting the approval of a conditional use permit (CUP) for a thrift store in the C-2 (General Commercial) property.	
ZONING DISTRICT: C-2 (General Commercial)	COUNCIL DISTRICT: Sahuaro



NORTH

Properties with 500-feet of Subject Site

Parcel: 200-51-539
OR CURRENT RESIDENT
MICK PATRICIA R
6109 W JUNIPER
PHOENIX, AZ 85306 USA

Parcel: 200-48-008-K
YUAN SOL C TR/HELEN F TR/CHANG
SHIH/KUEI
OR CURRENT RESIDENT
115 W WOOD
PHOENIX, AZ 85029 USA

Parcel: 200-51-552
ARMSTRONG ANTHONY/NICOLE
OR CURRENT RESIDENT
6023 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-960
JIFFY PROPERTIES XXI LLC
OR CURRENT RESIDENT
9319 N 93RD WAY STE 300
SCOTTSDALE, AZ 85258 USA

Parcel: 200-51-550
MOZART HERMAN HANS & NEOLA
OR CURRENT RESIDENT
16449 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-48-011-B
UMB BANK & TRUST
OR CURRENT RESIDENT
2929 LENOX RD
ATLANTA, GA 30324 USA

Parcel: 200-48-008-M
HTA-PHOENIX PASEO LLC
OR CURRENT RESIDENT
3131 S VAUGHN WAY STE 301
AURORA, CO 80014 USA

Parcel: 200-51-494
MILLER NATHAN H/SHANNON A
OR CURRENT RESIDENT
40023 N 2ND WAY
PHOENIX, AZ 85086 USA

Parcel: 200-51-503
ZIZO NICOLAS & MARIANNE A
OR CURRENT RESIDENT
6110 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-961-A
ALDOROSE TIRES INC
OR CURRENT RESIDENT
6195 W BELL RD
GLENDALE, AZ 85306 USA

Parcel: 200-51-506
SHLEMOON AMER
OR CURRENT RESIDENT
6020 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-556
EPISCOPO NANCY
OR CURRENT RESIDENT
16468 N 60TH AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-534
CHURCH GENE J & NANCY
OR CURRENT RESIDENT
16447 N 62ND AVE
GLENDALE, AZ 85306 USA

Parcel: 200-48-008-J
TAC INVESTMENTS L L C
OR CURRENT RESIDENT
4664 W SOFTWIND DR
GLENDALE, AZ 853103828 USA

Parcel: 200-51-555
BROWN MILTON TIMOTHY
OR CURRENT RESIDENT
6005 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-508
PALADE CORNELIU
OR CURRENT RESIDENT
6219 W BEVERLY LN
GLENDALE, AZ 85306 USA

Parcel: 200-51-533
SHARP ROGER A/GAIL L
OR CURRENT RESIDENT
PO BOX 11504
GLENDALE, AZ 85318 USA

Parcel: 200-51-495
CHAVEZ CONRADO B/BERTHA
OR CURRENT RESIDENT
16452 N 62ND AVENUE
GLENDALE, AZ 853060000 USA

Parcel: 200-51-505
KINSEY FORREST D
OR CURRENT RESIDENT
6026 W JUNIPER
GLENDALE, AZ 85306 USA

Parcel: 200-51-497
PNC BANK NATIONAL ASSOCIATION
OR CURRENT RESIDENT
3232 NORTH NEWMARK
MIAMISBURG, OH 45342 USA

Parcel: 200-51-554
MATTHEWS STEVEN R/COLLEEN TR
OR CURRENT RESIDENT
1425 W PORT AU PRINCE LN
PHOENIX, AZ 85023 USA

Parcel: 200-51-502
JOSEY CONNIE J
OR CURRENT RESIDENT
6116 W JUNIPER
GLENDALE, AZ 85306 USA

Parcel: 200-51-544
RICHARDS KEVIN M/KIMBERLY A
OR CURRENT RESIDENT
16442 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-501
LOWE DAVID
OR CURRENT RESIDENT
6122 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-48-011-C
CALVARY COMMUNITY CHURCH
OR CURRENT RESIDENT
12612 N BLACK CANYON HWY
PHOENIX, AZ 85029 USA

Parcel: 200-51-540
THOMAS VINCENT A/ESTHER V
OR CURRENT RESIDENT
6103 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-504
LAKE TALLA
OR CURRENT RESIDENT
6104 W JUNIPER ACENIE
GLENDALE, AZ 85306 USA

Parcel: 200-51-959
M GLENDALEX 1 LLC
OR CURRENT RESIDENT
2415 E CAMELBACK RD STE 350
PHOENIX, AZ 85016 USA

Parcel: 200-48-008-L
TONTON CREEK L L C
OR CURRENT RESIDENT
768 NN PINON RD
STAR VALLEY, AZ 85541 USA

Parcel: 200-48-008-E
BLE LLC
OR CURRENT RESIDENT
16060 W MERCER LN
SURPRISE, AZ 85379 USA

Parcel: 200-48-008-H
WEATHERSBY NEUEL E/CHERYL A
OR CURRENT RESIDENT
28015 N 37TH AVE
PHOENIX, AZ 85085 USA

Parcel: 200-51-551
MARTINEZ MANUEL S
OR CURRENT RESIDENT
16455 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-48-007-K
ARCH LLC
OR CURRENT RESIDENT
3721 VALLEY CENTRE DR 120
SAN DIEGO, CA 921303328 USA

Parcel: 200-51-541
BRUTON ROBERT A/LILLIAN F
OR CURRENT RESIDENT
16460 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-543
CORLEY KEVIN L
OR CURRENT RESIDENT
16448 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-535
THOMPSON MARQUITA M
OR CURRENT RESIDENT
16453 N 62 AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-510
YACKELL JUANITA/DENNIS
OR CURRENT RESIDENT
16481 N 60TH AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-536
HULL MARTIN E & KATHLEEN M
OR CURRENT RESIDENT
16459 N 62ND AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-496
MARES ELIZABETH A
OR CURRENT RESIDENT
16458 N 62ND AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-542
LOPEZ DAVID RAY
OR CURRENT RESIDENT
16454 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-545
PADRICK DAVID
OR CURRENT RESIDENT
16436 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-961-D
M GLENDALEX 1 LLC
OR CURRENT RESIDENT
2415 E CAMELBACK RD STE 350
PHOENIX, AZ 85016 USA

Parcel: 200-51-507
MOYER CAROLYN F
OR CURRENT RESIDENT
6013 W JUNIPER
GLENDALE, AZ 85306 USA

Parcel: 200-51-546
MCDOWELL PATRICIA E
OR CURRENT RESIDENT
16430 N 61ST AVE
GLENDALE, AZ 853060000 USA

Parcel: 200-51-949-A
MWE GLENDALE MEDICAL PROPERTIES
LLC/ETAL
OR CURRENT RESIDENT
380 E MAIN ST NO B 2ND FL
MIDWAY, UT 84049 USA

Parcel: 200-51-001-K
RATKE THOMAS J/BONNIE F
OR CURRENT RESIDENT
41805 N SPY GLASS DR
ANTHEM, AZ 85086 USA

Parcel: 200-48-008-F
LEVY PROPERTIES LLC NORTHWEST
OR CURRENT RESIDENT
6805 N JOSHUA TREE LN
PARADISE VALLEY, AZ 85253 USA

Parcel: 200-51-549
HUTZEL BILLY JOE TR
OR CURRENT RESIDENT
16443 N 61ST AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-499
ISTRATIE MARIN/VIORICA
OR CURRENT RESIDENT
16476 N 62ND AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-500
KAVLIE GRANT L/GLORIA M
OR CURRENT RESIDENT
4125 W ORAIBI DR
GLENDALE, AZ 85308 USA

Parcel: 200-51-498
EPI LIMITED PARTNERSHIP
OR CURRENT RESIDENT
1370 BREA BLVD STE 216
FULLERTON, CA 92835 USA

Parcel: 200-51-949-D
BELL & 63RD INVESTMENTS LLC
OR CURRENT RESIDENT
5580 E ROYAL PALM RD
PARADISE VALLEY, AZ 85253 USA

Parcel: 200-51-557
NEWMAN CHRISTINE TR
OR CURRENT RESIDENT
16462 N 60TH AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-950
GLENDALE CITY OF
5850 W GLENDALE AVE
GLENDALE, AZ 85301 USA

Parcel: 200-51-538
GAINES LAWRENCE D/JUDITH A TR
OR CURRENT RESIDENT
6115 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-553
MOZART MICHAELLE L
OR CURRENT RESIDENT
6017 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-537
ZAMBON MICHAEL ANGELO
OR CURRENT RESIDENT
16465 N 62ND AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-509
PARKER STEVEN L & KATHRYN E
OR CURRENT RESIDENT
6002 W JUNIPER AVE
GLENDALE, AZ 85306 USA

Parcel: 200-51-001-S
MMG INCORPORATED
OR CURRENT RESIDENT
1148 4TH ST
SANTA MONICA, CA 90403 USA

**INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED DEVELOPMENT
- CITY WIDE & SAHUARO**

CITY OF GLENDALE
NEIGHBORHOOD PARTNERSHIPS
6829 N 58TH DR
GLENDALE AZ 85301

DON TATE
6735 W ROBIN LN
GLENDALE AZ 85310

KAREN ABORNE
7318 W GRIFFIN AVE
GLENDALE AZ 85303

HARRIET AGIUS
7132 W GROVERS AVE
GLENDALE AZ 85308

REBECCA ALLEN
PO BOX 12084
GLENDALE AZ 85318

DOUG ATTIG
6066 N 84TH DR
GLENDALE AZ 85305

A.I. BABINEAU
4815 W COCHISE DR
GLENDALE AZ 85302

ROD BEAL
18869 N 71ST LN
GLENDALE AZ 85308

BOB BOHART
5603 W BELMONT
GLENDALE AZ 85301

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

TOM TRAW
6024 N 83RD AVE
GLENDALE AZ 85303

ALMON DAVIS
6005 W MONTE CRISTO AVE
GLENDALE AZ 85306

MIKE DEPINTO
6507 W SHAW BUTTE DR
GLENDALE AZ 85304-2414

DANIEL DREW
4502 W MORTEN AVE
GLENDALE AZ 85301

SAMANTHA JOHNSON
CBD DIVERSIFIED
3131 E CAMELBACK RD
STE 210
PHOENIX AZ 85016

TRISH EDWARDS
8626 N 53RD AVE
GLENDALE AZ 85302

JUDY FARR
6527 W HILL LN
GLENDALE AZ 85310

BARBARA FENNEMA
18033 N 83RD DR
PEORIA AZ 85382

SUSAN FERRELL
4646 W KRALL ST
GLENDALE AZ 85301

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

B GARLAND
5012 N 64TH DR
GLENDALE AZ 85301

MARK GARRATT
7605 N 72ND AVE
GLENDALE AZ 85303

DENNIS GERHARD
10613 N 48TH AVE
GLENDALE AZ 85304

DIANE HAND
5349 W ACAPULCO
GLENDALE AZ 85306

MAGI SHRECK
10673 W RANCHO DR
GLENDALE AZ 85307

JOHN AND SUE JONES
18658 N 78TH DR
GLENDALE AZ 85308

ARLINE YZQUIERDO
8525 N 52ND DR
GLENDALE AZ 85302

DEBRA KIST
5643 W MOUNTAIN VIEW RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 N 88TH LN
GLENDALE AZ 85308

BONNIE STEIGER
5325 W ACAPULCO
GLENDALE AZ 85306

RONALD AND KAY LONGCOR
8022 W MONTEBELLO AVE
GLENDALE AZ 85303

TERRY LANE
6103 N 87TH LN
GLENDALE AZ 85305-2452

KATHLEEN LEWIS
7456 W AURORA DR
GLENDALE AZ 85308

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

CHERI MCCLOSKEY
5336 W BECK LN
GLENDALE AZ 85306

CARRIE AND MITCH MEEK
6563 W PIUTE AVE
GLENDALE AZ 85308

DAVE TRISH
6773 W VIA MONTOYA DR
GLENDALE AZ 85310

BILL NORGREN
8608 W CAVALIER
GLENDALE AZ 85305

LAURA RAKOCZYNSKI
9403 N 50TH DR
GLENDALE AZ 85302

PATTY WYRICK
9626 N 58TH DR
GLENDALE AZ 85302

VALLEY PARTNERSHIP
5110 N 44TH ST STE 200
PHOENIX AZ 85018

CHRIS REAKA
7536 W CAROLE LN
GLENDALE AZ 85303

THE ARIZONA REPUBLIC
17235 N 75TH AVE
STE A 100
GLENDALE AZ 85308

WILLIAM RAY
7305 W ANGELA DR
GLENDALE AZ 85308

RICHARD SCHWARTZ
8232 W MONTEBELLO AVE
GLENDALE AZ 85303

DIANA M SEGER
6132 W TOWNLEY AVE
GLENDALE AZ 85302

MEL SMITH
PO BOX 12572
GLENDALE AZ 85318

MARY SMITH
8968 W CITRUS WAY
GLENDALE AZ 85305

City of Glendale Mayor's Office
Mayor Scruggs
5850 W. Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
Vice Mayor Frate
5850 W. Glendale Avenue
Glendale, AZ 85301

Remigio Cordero, Planner
Planning Department
5850 W. Glendale Ave, Ste 212
Glendale, AZ 85301

Diana Figueroa, Senior Secretary
Planning Department
5850 W. Glendale Avenue
Glendale, AZ 85301

[illegible]

COUNTRY MUSIC 61: Red Doc (Nashville-based) Mtn S'm in Street 9.3.2011 doc



Case Number
CUP11-02



Aerial Date: November, 2008